How long will it take?
Plan Review Time Calculator [1, 2]

The estimated plan review time generated by using this calculator is only intended for use as a planning tool when scheduling school construction projects. This estimated review time, in <u>calendar days</u>, may not apply in all cases. <u>Contact a DSA Regional Office if a more detailed estimate is desired.</u> DSA will monitor the accuracy of this calculator and make changes to reflect actual results.

(See Footnotes and Sample Projects on Page 2.)

Size ($ million)	< 1	1-5	6-10	11-20	>21-60 [3]
A. Intake [4]	30 days	35 days	35 days	35 days	35 days
B. New buildings (actual time to review – structural review takes the most time)	7 days	7-30 days	31-60 days	61-80 days	81 days + 2 days /$1mil
C. Modernization [5] (access compliance may take the most time for review)	7 days	14 days	21 days	28 days	28 days
D. Complexity	Increase the review time (B. or C. above) by up to 50% for complex projects, i.e. - unusual structural systems, curved walls, irregular structures, schools built on steep slopes, seismic retrofit				
E. Reuse	Reduce the review time (B. above) based on how many individual buildings within a project are <u>exactly </u>the same as previously approved plans or repeat on the same project. i.e. – a project that has 10 buildings, with 3 identical buildings, will have a 20% savings in review time since only 8 building designs will need to be reviewed.				
F. Number of Buildings	A large building takes less time to review than several small buildings. Subtract up to 20% for one/two large buildings or add up to 20% for several small buildings to the review time (B. above) based on number of buildings.				
G. Architect/Engineer (A/E) Response to Plan Review Comments [6]	One to six months – dependent on architect/engineer (A/E) response. Experience is that few projects are returned for back-check in less than 30 days. Projects can be voided if back-check doesn't start within six months of when the check-set was returned to the A/E for corrections.				
H. Back-check New [6,7]	2 days	5 days	10 days	15 days	30 days
I. Back-check Modernization [5,6,7]	2 days	2 days	2 days	3 days	5 days

Footnotes:

1. Days indicated are <u>calendar days</u>.

2. Preliminary meetings, especially for large or complex projects, are suggested at which the specific details of a project can be considered and a schedule discussed and agreed upon.

3. The DSA Regional Office should always be contacted for determining review times for projects over $60 million in construction cost.

4. Intake time will increase if incomplete drawings are submitted. Plan review will not begin until a complete submittal is received.

5. These times do not apply to rehabilitation projects. Preliminary meetings are strongly encouraged for rehabilitation projects.

6. Quality of the design, responsiveness of the A/E to the comments and level of preparation for back-check can significantly affect the schedule. The values shown are based on reasonable performance.

7. Upon receipt of the stamped file copies of the plans and specifications, DSA shall issue a letter approving the application. This letter constitutes the "written approval, as to the safety of design and construction" required by sections 17297 and 81134, Education Code, before any valid contract for construction may be made or executed.

<u>Sample Projects:</u>	**(1) Modernization**	**Calculation:**

Given:
- $5 million construction cost
- steeply sloping site
- complete submittal
- 1 month turn-around

A. Intake	35 days
C. Modernization	14 days
D. Complexity (+10% C)	1.4 days
G. A/E Response	30 days
I. Backcheck	2 days
EST. TOTAL	**82 days**

(2) New

- $20 million middle school
- regular type buildings
- three classroom wings
    (30% of the project)
    exactly the same
- complete submittal
- 1 month turn-around

A. Intake	35 days
B. New - Review	80 days
E. Reuse (-20% B)	-16 days
G. A/E Response	30 days
I. Backcheck	15 days
EST. TOTAL	**144 days**

(3) New

- $20 million middle school
- complex structural design
- many small buildings
- incomplete submittal
    causing 14 day delay
- 2 month turn-around

A. Intake + 14 days	49 days
B. New - Review	80 days
D. Complexity (+10% B)	8 days
F. # of Bldgs. (+15% B)	12 days
G. A/E Response	61 days
I. Backcheck	15 days
EST. TOTAL	**225 days**